

AN ORDINANCE TO AMEND CHAPTER 180 OF THE WARREN COUNTY CODE (ZONING ORDINANCE) TO ADD A DEFINITION FOR “RURAL RESORT CENTER”, TO AMEND THE DEFINITION OF “LODGING UNIT”, TO AMEND THE DISTRICT REGULATIONS FOR THE AGRICULTURAL ZONING DISTRICT TO ADD “RURAL RESORT CENTER” AS A USE PERMITTED BY CONDITIONAL USE PERMIT, AND TO ADD SUPPLEMENTARY REGULATIONS FOR RURAL RESORT CENTER.

BE IT ORDAINED BY THE WARREN COUNTY BOARD OF SUPERVISORS that Section 180-8C be amended and re-ordained and that Sections 180-21D(48) and 180-55.4 be enacted as follows:

1. Subsection 180-8C is amended to modify the existing definition of lodging unit and to add a new definition for rural resort center, as follows:

Chapter 180. Zoning
Article II. Application
§180-8. Definitions.

A. General usage.

...

C. Definitions of words and terms. As used in this chapter, the following words and terms shall have the meanings indicated:

...

LODGING UNIT:

A permanent structure used for temporary living quarters that is rented in exchange for compensation, ~~and does not include permanent kitchen or laundry facilities.~~

...

RURAL RESORT CENTER:

A facility, located on a parcel of land fifteen (15) acres or greater in size, utilized for hospitality and recreational purposes, including temporary lodging, meals, entertainment and recreational activities such as picnicking, boating, fishing, swimming, hiking, playgrounds, indoor games, outdoor games and other sports and activities. The facility and lodging unit accommodations shall comply with the supplementary regulations set forth in § 180-55.4 of this chapter.

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2. Subsection 180-21D(48) is enacted to make rural resort center permissible only by conditional use permit in the Agricultural zoning district, as follows:

Chapter 180. Zoning
Article IV. District Regulations
§180-21. Agricultural (A) District

- A. Statement of intent. This district is intended for areas where general agricultural pursuits are practiced, where low density residential developments may be situated without degrading the environment and where expanses of open spaces best exist for parks, playgrounds, game preserves and similar uses.

...

- D. Uses allowed by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:

...

(48) Rural resort center.

...

3. Subsection 180-55.4 is enacted to add supplementary regulations for rural resort center, as follows:

Chapter 180. Zoning
Article V. Supplementary Regulations
§180-55.4. Rural Resort Center

A. General requirements for rural resort centers.

- (1) **Rural resort centers shall be located on a parcel that fronts upon and has access to a state-maintained road, and the entrance to the property shall have Virginia Department of Transportation (VDOT) approval prior to establishing the use.**
- (2) **An illustrative development plan must be submitted to the Planning Department as part of the application for a conditional use permit. The development plan shall include schematic details on proposed building locations, setbacks from buildings to nearest adjacent property lines, restroom facility locations, ingress/egress, internal access roads, outdoor lighting, parking areas, landscaping, screening, and signage.**
- (3) **The facilities used for the rural resort center shall meet the requirements and approval of Warren County Building Inspections, Warren County Health Department, and Virginia Department of Health - Office of Drinking Water prior to establishing the use.**

- (4) Any buildings constructed on the property for the rural resort center shall have a minimum setback of 100 feet from any adjacent property line.
- (5) On-site parking shall be provided in an amount equal to 2.0 spaces per lodging unit plus 1.0 space per staff member with any additional parking as determined by the zoning administrator upon review of the illustrative development plan. The parking areas for the resort shall be in locations approved by the Planning Department.
- (6) The maximum number of guests will be specified in the conditions for the conditional use permit and shall not exceed the maximum occupancy approved by the Health Department.
- (7) The permit shall be reviewed by Planning staff on an annual basis to ensure compliance with the performance standards of this section, along with all conditions placed on the conditional use permit.

B. Lodging unit accommodations.

(1) Standards.

- (a) Density standards. Lodging units for overnight accommodations may be erected on properties approved for a rural resort center through the conditional use permit process, subject to the following:

[1] On lots equal to or greater than 15 acres up to 30 acres in size, no more than 25 lodging units for resort guests.

[2] On lots equal to or greater than 30 acres in size, no more than 50 lodging units for resort guests.

- (b) Proximity standards. Buildings for lodging units shall be separated from each other and from other buildings by a minimum of at least 20 feet. Buildings for lodging units shall have a minimum setback of 100 feet from any adjacent property line.
- (c) Design standards. Buildings for lodging units shall be a minimum of 250 square feet and shall not exceed 1000 square feet in size unless the conditional use permit expressly provides for a smaller or larger size.

(2) General requirements.

- (a) Lodging units shall not be used for permanent living quarters. Rental contracts shall not exceed 30 consecutive days in duration.

- (b) The number of occupants per lodging unit shall not exceed the maximum occupancy approved by the Health Department for each lodging unit.
- (c) The owner shall register with the Commissioner of the Revenue for a business license and for transient occupancy tax collection.
- (d) Camping and use of major recreational vehicles by resort guests for camping on the property shall be prohibited unless the property is approved for a campground through the conditional use permit process.

C. Restaurant accommodations.

- (1) A permanent restaurant facility shall be permitted as an accessory use to a rural resort center on a parcel equal to or exceeding 30 acres in size unless otherwise disallowed or limited in the conditional use permit. A permanent restaurant facility accessory to a rural resort center on a parcel less than 30 acres in size shall be prohibited.
- (2) On-site parking for the restaurant facility shall meet the off-street parking requirements for a restaurant set forth in Warren County Code § 180-15. Such parking requirements shall be in addition to the parking requirements of the rural resort center.
- (3) The maximum occupancy of the restaurant facility will be included in the overall maximum occupancy of the rural resort center specified in the conditions for the conditional use permit and shall not exceed the maximum occupancy approved by the Health Department and Building Official.

THIS ORDINANCE SHALL BE EFFECTIVE UPON ADOPTION

Language proposed to be deleted is ~~lined through~~.
Language proposed to be added is underlined.

Adopted: September 3, 2024

Zachary Henderson, Deputy Clerk
Warren County Board of Supervisors